

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Albany**

State: **NY**

PJ's Total HOME Allocation Received: **\$19,813,143**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	28		
Program Progress:							
% of Funds Committed	95.81 %	93.20 %	3	92.07 %	86	84	
% of Funds Disbursed	94.68 %	80.03 %	1	84.14 %	98	97	
Leveraging Ratio for Rental Activities	0.62	2.35	23	4.79	10	11	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	74.27 %	1	81.45 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.32 %	68.97 %	7	69.74 %	75	72	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.19 %	80.31 %	14	80.97 %	41	41	
% of 0-30% AMI Renters to All Renters***	30.00 %	49.12 %	18	45.50 %	19	23	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.81 %	96.05 %	14	95.55 %	47	47	
Overall Ranking:			In State:	17 / 28	Nationally:	36	42
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,353	\$53,521		\$26,831	420 Units	28.40 %	
Homebuyer Unit	\$14,688	\$15,435		\$15,029	718 Units	48.50 %	
Homeowner-Rehab Unit	\$11,231	\$12,047		\$20,806	278 Units	18.80 %	
TBRA Unit	\$295	\$5,180		\$3,228	64 Units	4.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$14,714	\$49,314	\$15,085
State:*	\$111,398	\$98,239	\$16,688
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	32.5	30.8	32.8	0.0	Single/Non-Elderly:	55.9	36.0	34.7	0.0
Black/African American:	58.1	59.1	54.0	0.0	Elderly:	14.0	5.2	9.1	0.0
Asian:	0.0	0.7	2.6	0.0	Related/Single Parent:	18.3	35.8	23.4	0.0
American Indian/Alaska Native:	0.0	0.1	0.0	0.0	Related/Two Parent:	10.4	19.2	25.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	1.0	3.8	7.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.0	1.1	1.5	0.0					
Asian/Pacific Islander:	1.0	0.4	0.0	0.0					
ETHNICITY:									
Hispanic	7.5	7.5	9.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	34.7	23.8	34.7	0.0	Section 8:	4.6	2.6 [#]		
2 Persons:	20.7	20.8	24.8	0.0	HOME TBRA:	0.0			
3 Persons:	26.7	26.4	16.4	0.0	Other:	8.4			
4 Persons:	12.5	19.0	15.3	0.0	No Assistance:	87.0			
5 Persons:	4.3	7.3	5.1	0.0					
6 Persons:	1.0	1.8	2.9	0.0					
7 Persons:	0.0	0.7	0.0	0.0					
8 or more Persons:	0.0	0.3	0.7	0.0	# of Section 504 Compliant Units / Completed Units Since 2001				2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany State: NY Group Rank: 36
 (Percentile)
 State Rank: 17 / 28 PJs Overall Rank: 42
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	83.32	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.19	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	98.81	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	0.81	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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